



## COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE: Zoning TYPES OF ACCESSORY UNITS

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Below are descriptions of accessory and temporary dwelling units allowed by the San Diego County Zoning Ordinance. Some may not be allowed in certain zones. Some may require approval of discretionary permits. Refer to The Zoning Ordinance Sections listed at the end of each description for information, conditions and restrictions regarding these permits.

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### SECOND DWELLING UNIT

A dwelling unit not exceeding 30% of the living area of the primary dwelling up to a maximum of 1,200 square feet. A minimum of 400 square feet is allowed by right. An Administrative Permit must be approved for a second dwelling unit greater than 30% of the living area of the primary dwelling (up to 50% but never to exceed 1,200 s.f.), on a legal lot that complies with the minimum lot size requirements but is less than 20,000 square feet or on a legal lot of at least one net acre that does not meet the minimum net area of current zoning. **May be rented.** *Shall not be on the same lot as a Guest Living Quarter, Accessory Living Quarter or Accessory Apartment.* Must meet minimum lot size and has design compatibility requirements with primary dwelling. A Park Model Trailer shall not be used as a Second Dwelling Unit. **See Section 6156.x. for complete information.**

### GUEST LIVING QUARTERS

Living quarters, which have neither kitchen, wetbar nor laundry facilities, within an accessory building for the sole use of persons employed on the premises or for temporary use by guests of the occupants of premises. **May not be rented.** The total floor area of a Guest Living Quarters shall not exceed 30% of the square footage of the primary dwelling, up to a maximum of 600 square feet. An Administrative Permit must be approved for guest living quarters up to 50% of the square footage of the primary dwelling. *Shall not be on the same lot as an Accessory Apartment, Accessory Living Quarters or Second Dwelling Unit.* A Park Model Trailer shall not be used as Guest Living Quarters. **See Section 6156.k. for complete information.**

### HEALTH CARE DWELLING (TEMPORARY)

A trailer coach or mobile home used exclusively for temporary occupancy by either: (a) providers of health services which are required by an occupant of the main dwelling, or (b) relatives of an occupant of the main dwelling who requires physical care. Interior floor area maximum is 800 square feet. Units exceeding 320 square feet must furnish a bond of \$1,000 to ensure removal of the unit when the need no longer exists. A Park Model Trailer may be allowed as a Temporary Health Care Dwelling, provided that all requirements are met. **See Section 6118.b.3 for complete information.**

## FARM EMPLOYEE HOUSING

Farm Employee Housing is permitted as an accessory use to commercial agriculture in the RR, A70, A72, S80, S87, S88, S90 and S92 zones provided that all applicable provisions of the Zoning Ordinance are met. Please note, in the RS, RD, RM, RV, RU, RMH, RRO, RC, C32, C34, C35, C36, C37, C38, C40, C42, C44, C46, M50, M52, M54, M58, S82, S86, and S94 Use Regulations, Farm Employee Housing is allowed upon issuance of an Administrative Permit. Farm Employee Housing must meet main building setbacks. A Park Model Trailer may be allowed as Farm Employee Housing provided that all requirements of all applicable codes are met. **See Section 6156.u of the Zoning Ordinance and Section 17021.6 of the State Health & Safety Code.**

## ADDITIONAL INFORMATION

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### PARK MODEL TRAILERS

***Park Model trailers are not allowed for permanent use on private lots.*** Per Health and Safety Code Sections 18009.3 and 18010, which define Park Trailers and Recreational Vehicles, a Park Model Trailer is considered to be a recreational vehicle (RV), not a type of mobile home. RV's are not approved for permanent habitation. Per Section 635 of the Vehicle Code, a "trailer coach" is a vehicle, other than a motor vehicle, designed for human habitation or human occupancy for industrial, professional, or commercial purposes, for carrying property on its own structure, and for being drawn by a motor vehicle.

Also, per Section 56.211 of the County of San Diego Regulatory Ordinance: No person shall use or occupy a trailer coach in the unincorporated territory of the County except when authorized by the Zoning Ordinance of San Diego County and in accordance with a valid unexpired trailer coach installation permit issued and approved by the Director of Planning and Land Use pursuant to the provisions of this chapter; provided, however, that no trailer coach installation permit shall be required for the temporary use of a trailer coach while participating in a trailer roundup for which a permit has been issued by the Department of Environmental Health pursuant to the provisions of this chapter.

Zoning Ordinance Section 6156 regulates temporary trailer uses and states that a Park Model trailer may only be used (with issuance of a Building Permit) as a temporary use on a private lot for one of the following: temporary health care, farm employee housing, or temporary occupancy during construction of a single-family residence.

**In conclusion, the County of San Diego will not issue a permit for the use of a Park Model Trailer on any property for permanent occupancy.**